174.0	0010	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	801,700 / 801,700
					USE VALUE:	801,700 / 801,700
					ASSESSED:	801,700 / 801,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		KILSYTHE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARMAN DEAN
Owner 2:	DIBICCARO CARRIE
Owner 3:	
Street 1:	29 KILSYTHE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JAMMAL ANTOINE -
Owner 2:	-
Street 1:	1432 MASS AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,008 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Vinyl Exterior and 1920 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4008.000	423,500		378,200	801,700
Total Card	0.092	423,500		378,200	801,700
Total Parcel	0.092	423,500		378,200	801,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.55 | /Parcel: 417.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 116831
GIS Ref:
GIS Ref:
Insp Date: 06/22/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0010-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	333,600	0	4,008.	378,200	711,800	711,800	Year End Roll	12/18/2019
2019	101	FV	251,800	0	4,008.	372,800	624,600	624,600	Year End Roll	1/3/2019
2018	101	FV	250,000	12100	4,008.	286,300	548,400	548,400	Year End Roll	12/20/2017
2017	101	FV	246,200	12100	4,008.	270,100	528,400	528,400	Year End Roll	1/3/2017
2016	101	FV	246,200	12100	4,008.	248,500	506,800	506,800	Year End	1/4/2016
2015	101	FV	240,000	12100	4,008.	232,300	484,400	484,400	Year End Roll	12/11/2014
2014	101	FV	240,000	12100	4,008.	213,900	466,000	466,000	Year End Roll	12/16/2013
2013	101	FV	240,000	0	4,008.	213,900	453,900	453,900		12/13/2012

!13605!

PRINT

Date	Time
12/11/20	03:32:08

LAST REV

Date	Time
10/06/20	09:02:55
danam	

USER DEFINED

Prior Id # 1:	116831
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13605

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JAMMAL ANTOINE	35000-355		3/6/2002		297,500	No	No		
BERNARDI ROSE	27570-363		8/13/1997		165,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/23/2019	80	Alterati	198,418	O				
4/17/2015	355	Alterati	6,000		4/17/2015			Remove interior ca
7/16/2012	886	Wood Dec	12,500					
1/28/2009	54	Inter Fi	33,000			G10	GR FY10	INT FINISH 2ND FLO
12/3/2008	1470	Addition	53,000	C		G10	GR FY10	2ND FLOOR ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
6/17/2020	Permit Visit	DGM	D Mann
6/22/2018	MEAS&NOTICE	BS	Barbara S
1/23/2017	Meas/Inspect	DGM	D Mann
6/23/2009	Info Fm Prmt	BR	B Rossignol
11/20/2008	Meas/Inspect	345	PATRIOT
1/18/2000	Inspected	276	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4008		Sq. Ft.	Site		0	70.	1.35	6									378,167						378,200	

Total AC/HA: 0.09201 | Total SF/SM: 4008 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 378,167 | Spl Credit | Total: 378,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33359373
Const Adj.:	1.06049991
Adj $ / SQ:	176.785
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474730
Depreciation:	51271
Depreciated Total:	423459

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	2008
General:	

RES BREAKDOWN

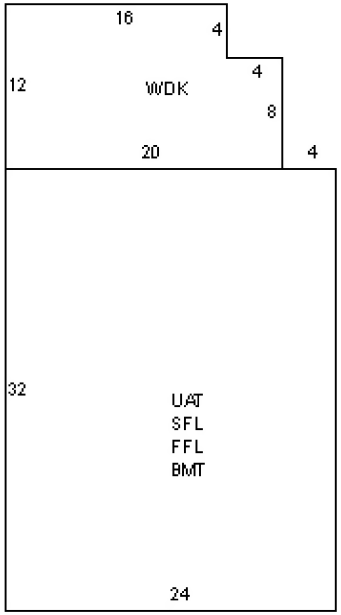
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	194.46
Special Features:	0	Val/Su Net:	155.70
Final Total:	423500	Val/Su SzAd	275.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	70.270	53,969
FFL	First Floor	768	176.780	135,771
SFL	Second Floor	768	176.780	135,771
WDK	Deck	224	11.100	2,486
UAT	Upper Attic	192	70.710	13,577

Net Sketched Area:	2,720			Total:	341,572
Size Ad	1536	Gross Are	3296	FinArea	1920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 174.0-0010-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	